

126.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

875,900 / 875,900

USE VALUE:

875,900 / 875,900

ASSESSED:

875,900 / 875,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 | | BAILEY RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|---------------------------------|---------|
| Owner 1: MAXWELL VALERIE RONSON | |
| Owner 2: | |
| Owner 3: | |

| | |
|----------------------------|--|
| Street 1: C/O J.B. MAXWELL | |
| Street 2: 15 BAILEY ROAD | |

| | |
|---------------------|--------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02476 | Type: |

| PREVIOUS OWNER |
|------------------------------|
| Owner 1: MAXWELL J.B. - |
| Owner 2: MAXWELL VALERIE R - |
| Street 1: 15 BAILEY ROAD |
| Twn/City: ARLINGTON |
| St/Prov: MA |
| Postal: 02476 |

| NARRATIVE DESCRIPTION |
|---|
| This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1716 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms. |

| OTHER ASSESSMENTS |
|---------------------------------|
| Code Descrip/No Amount Com. Int |

| PROPERTY FACTORS | | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|--|
| Item | Code | Description | % | Item | Code | Description | |
| Z | R1 | SINGLE FA | 100 | water | | | |
| o | | | | Sewer | | | |
| n | | | | Electri | | | |
| | | Census: | | Exempt | | | |
| | | Flood Haz: | | | | | |
| D | | | | Topo | | | |
| s | | | | Street | | | |
| t | | | | Gas: | | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 6500 | | Sq. Ft. | Site | | 0 | 90. | 0.95 | 10 | | | | | | | | | 553,498 | | | | | | 553,500 | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | Legal Description | | | User Acct | |
|------------------------------|-----------------|---------|--------------------------------|---------|----------|-------|-------------------|--|--|-----------|--|
| 101 | 6500.000 | 317,700 | 4,700 | 553,500 | 875,900 | | | | | 80851 | |
| Total Card | 0.149 | 317,700 | 4,700 | 553,500 | 875,900 | | Entered Lot Size | | | GIS Ref | |
| Total Parcel | 0.149 | 317,700 | 4,700 | 553,500 | 875,900 | | Total Land: | | | GIS Ref | |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 510.43 | /Parcel: | 510.4 | Land Unit Type: | | | Insp Date | |

| | |
|----------------|--------|
| 04/21/18 | 19736! |
| PRINT | |
| Date | |
| 12/11/20 | |
| Time | |
| 10:09:51 | |
| LAST REV | |
| Date | |
| 12/23/19 | |
| Time | |
| 10:29:12 | |
| danam | |
| Prior Id # 1: | |
| 80851 | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| SALES INFORMATION | | TAX DISTRICT | | PAT ACCT. | |
|-------------------|-----------|--------------|-----------|-------------|-----------------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price |
| MAXWELL J.B., | 67672-173 | | 7/25/2016 | Convenience | 1 No No |
| MCCAFFERY WILLI | 28541-271 | | 5/5/1998 | | 323,500 No No Y |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|------------|--------------------------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | | | | | | | |
| 7/19/2019 | 1099 | New Wind | 61,786 | C | | | | | 7/26/2019 | Mail Update | JO | Jenny O | | | | | | | | | | | |
| 9/26/2006 | 807 | Re-Roof | 14,000 | | | G8 | GR FY08 | | 4/21/2018 | Inspected | BS | Barbara S | | | | | | | | | | | |
| | | | | | | | | | 4/11/2018 | MEAS&NOTICE | CC | Chris C | | | | | | | | | | | |
| | | | | | | | | | 11/21/2008 | Meas/Inspect | 345 | PATRIOT | | | | | | | | | | | |
| | | | | | | | | | 12/10/1999 | Inspected | 264 | PATRIOT | | | | | | | | | | | |
| | | | | | | | | | 11/17/1999 | Mailer Sent | | | | | | | | | | | | | |
| | | | | | | | | | 11/2/1999 | Measured | 263 | PATRIOT | | | | | | | | | | | |
| | | | | | | | | | 12/1/1991 | | PM | Peter M | | | | | | | | | | | |
| | | | | | | | | | Sign: | VERIFICATION OF VISIT NOT DATA | | | | | | | | | | | | | |

